



J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

FOR SALE

**116 BALLYNASHEE ROAD
BALLYCLARE BT39 9TH**



**DETACHED THREE BEDROOM BUNGALOW WITH
GENEROUS GARDEN & WORKSHOP IN AN ATTRACTIVE
RURAL LOCATION NEAR BALLYCLARE**

PRICE: £225,000

VIEWING: By appointment

www.jamcclelland.com



An attractive well maintained detached bungalow located in a scenic rural setting with reception room, kitchen/ diner, three bedrooms and modern shower room. Outside, there is generous parking to the front and rear of the property, established mature gardens with an area of lawn and a Steeltech shed suitable for a workshop or garage. The property is well located approx. 4 1/2 miles from Ballyclare, and approx. 11 miles from Ballymena and Larne. Early inspection is highly recommended.

Accommodation

ENTRANCE HALL: PVC partial glazed front door.

LIVING ROOM: 19'5 x 11'3

Open fireplace with attractive surround, back boiler and two double radiators.

KITCHEN: 19' x 10'10

Modern fitted kitchen suite with range of high and low level units, glazed display unit, integrated 'Esto' oven, ceramic hob, integrated dishwasher, fridge and freezer, sink and drainer unit with mixer tap, walls tiled between units, tiled floor, portable central island unit, double radiator and space for casual dining.

BEDROOM 1: 12'11 x 10'5

With single radiator.

BEDROOM 2: 10' x 8'

With single radiator and T.V. point.

BEDROOM 3: 11'5 x 9'10 (into robe)

Fitted slide robes, single radiator and T.V. point.

BATHROOM:

Modern shower room with wc, wash hand basin, shower cubicle with power shower, heated towel rail, tiled floor and half tiled walls.

HOTPRESS:

Plumbed for washing machine and space for tumble dryer.

ROOFSPACE:

Accessed by slingsby ladder, floor partially sheeted.

OIL FIRED CENTRAL HEATING

Outside

SHED: 29'4 x 19'3

Steeltech insulated shed with pedestrian door, and roller door for vehicular access.

GARDEN: Well maintained gardens to front and rear with lawns and mature shrubbery. Outside tap and external power points.

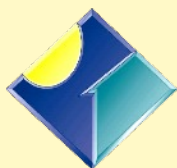




View from garden over surrounding countryside.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	51 E	
21-38	F		
1-20	G		



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